

FARMINGTON CITY COUNCIL MEETING

September 2, 2008

CITY COUNCIL WORK SESSION/EAST CONFERENCE ROOM

PRESENT: Mayor Scott Harbertson, Council Members Richard Dutson, David Hale, Paula A. Alder, Sidney C. Young, City Manager Max Forbush, City Planner David Petersen, Assistant City Planner Glenn Symes, and Recording Secretary Kami Mahan.

Mayor Harbertson began discussion at 5:50 p.m. **Sid Young** offered the invocation.

The following items were reviewed:

(Agenda Item #2): Reading and Approval of Minutes -

The Council reviewed the minutes of the August 19, 2008, City Council meeting and discussed the motion regarding the Gardner development. Two minor corrections to the minutes were made.

The Quick Lube property and the Brass Comb property were briefly discussed. The Council also discussed the upcoming trip to Denver. **Mayor Harbertson** announced that the Dale Scow Agenda item would be withdrawn.

PUBLIC HEARING: CONSIDERATION OF ORDINANCE REZONING FARMINGTON BAY SUBDIVISION LOCATED AT APPROXIMATELY 1200 SOUTH 200 EAST FROM R-2 TO R. (Agenda Item #6)

Mayor Harbertson said this public hearing will probably be well attended. He reviewed details of the rezone proposal and said the R zone was not in existence at the time this subdivision was recorded. He said the restrictive covenants are not being followed, and pointed out that Farmington Bay is surrounded by R zoning. The Council discussed what constitutes non-compliance with zoning restrictions.

David Petersen clarified the Planning Commission's new findings. He said there are currently two known illegal rental situations in Farmington Bay, and the Council discussed this issue.

Glenn Symes distributed the Planning Commission minutes from the August 28, 2008, meeting, which the Council briefly reviewed.

PUBLIC HEARING: CONSIDERATION OF SCHEMATIC PLAN APPROVAL FOR LDS CHURCH SUBDIVISION AT APPROXIMATELY 1000 NORTH MAIN STREET

IN LR & A ZONES. (Agenda Item #7)

This item was briefly reviewed, and **Glenn Symes** informed the Council that a drainage problem on the property across the street from the church can be solved. **David Petersen** stated that tonight's issue is only the consideration of a road dedication.

PUBLIC HEARING: CONSIDERATION OF REQUEST TO MODIFY PUD MASTER PLAN AND FINAL PLAT FOR PHASE 2 RESIDENTIAL OF THE VILLAGE AT OLD FARM. (Agenda Item #8)

Mayor Harbertson said that this item was previously tabled for two weeks to allow for staff and legal review.

Dave Petersen said that there was merit to the Planning Commission's concerns about garage doors. He said the elevations show that none of the single family dwellings had a recessed garage. The footprint has changed on the new plan. Since it is a PUD, the City Council has the right to require design standards. **Mr. Petersen** reported on the August 28th Planning Commission meeting and explained the Commission's thoughts on the Gardner proposal.

The Council discussed at some length the differences between the previous and current elevations, and what action should be taken. **Max Forbush** proposed that compromise was probably in order.

CONSIDERATION OF REIMBURSEMENT AGREEMENT FOR THE VILLAGE AT OLD FARM. (Agenda Item #9)

Max Forbush reviewed several details of the new agreement and said it was not yet ready for approval.

David Petersen announced that the slip ramp approval letter from UDOT to developer Jono Gardner had just been received.

BUDGETARY ISSUES/REQUESTS PERTAINING TO THE QUALITY ASSURANCE FUNCTION OF CRS ENGINEERS AS THEY RELATE TO THE FEDERAL AID PROJECT "ROAD TO COMMUTER RAIL STATION." (Agenda Item #12)

Max Forbush explained that this Agenda item was in regard to additional funding which is being requested for engineering fees in two areas. One area where the fees would be reimbursed by CenterCal; the other area would include costs by the City that wouldn't be reimbursed by CenterCal. UDOT issues continue, costs have risen, and CRS Engineering is estimating that \$31,000 more is needed to finish the CenterCal reimbursable project. A letter being prepared by the City Manager to CenterCal proposes amending the agreement that would

incorporate additional scopes of work. **Mr. Forbush** in speaking of the non-reimbursable costs for Quality Assurance services related to the “road to the commuter rail station” explained why the additional funds are needed, and he mentioned possible sources reimbursement not from CenterCal such as the RDA tax increment.

The Council briefly discussed the upcoming trip to the Stapleton development project in Denver.

The meeting adjourned at 6:56 p.m.

REGULAR CITY COUNCIL/CITY CHAMBERS/CALL TO ORDER

PRESENT: Mayor Scott C. Harbertson, Council Members Richard Dutson, David Hale, Paula A. Alder, Sidney C. Young, City Manager Max Forbush, City Planner David Petersen, Assistant City Planner Glenn Symes, City Recorder Margy Lomax, and Recording Secretary Kami Mahan.

Mayor Harbertson called the meeting to order at 7:04 p.m. **Paula Alder** offered the invocation, and the Pledge of Allegiance was led by **The Mayor**.

APPROVAL OF MINUTES OF PREVIOUS MEETING (Agenda Item #2)

The minutes of the August 19, 2008 meeting were reviewed during the work session.

Motion

Rick Dutson moved to approve the minutes of the meeting held August 19, 2008, with changes as noted. **David Hale** seconded the motion, which passed unanimously.

ACKNOWLEDGMENT OF SERVICE AWARDS

- **Ann Martinez - Trail Advocate of the Year - Farmington Trails Committee**
- **Dale Snow - 15 years of service to the Police Department - Mayor and Chief Hansen**

Mayor Harbertson announced that this item will be postponed to a later date.

INVITATION TO ATTEND ANTELOPE ISLAND BALLOON STAMPEDE - DIANE TOWNSEND. (Agenda Item #4)

Mayor Harbertson introduced **Diane Townsend**, who explained details of the Second Annual Balloon Stampede scheduled for September 19th and 20th. She said the event's purpose is to bring attention to every city in Davis County. All residents are invited to attend.

PLANNING COMMISSION REPORT (Agenda Item #5)

David Petersen reported proceedings of the Planning Commission meeting held August 28, 2008. He covered the following items:

- The Village at Old Farm (Gardner development) was added to the agenda. The proposal was recommended by the Commission by a vote of 4 to 3.
- The Planning Commission recommended the Moon Park subdivision request for a rezone from R-2 to R. This item will not be on the City Council agenda until October 7th.
- Gene Mann's request for a boundary change was recommended for approval by the Planning Commission. This is an unplatted property.
- It was determined by staff that no zone change was necessary to allow T-Mobile's request for a cell tower to be placed on Eagle Bay Elementary School property.

Agenda Items #6, #7, and #8 were postponed until later in the meeting since the meeting was running ahead of schedule.

CONSIDERATION OF REIMBURSEMENT AGREEMENT FOR THE VILLAGE AT OLD FARM. (Agenda Item #9)

It was announced that this agreement was not quite ready for action to be taken.

Motion

Paula Alder moved to table the Reimbursement Agreement. **David Hale** seconded the motion, which passed by a unanimous vote.

CONSIDERATION OF ORR-HAFEN LOT LINE ADJUSTMENT REQUEST. (Agenda Item #10)

Mayor Harbertson introduced this Agenda item. The applicants were not present. **Glenn Symes** explained that the purpose of the lot line adjustment was to accommodate a deck on the Orrs's property.

Motion

David Hale moved to approve the lot line adjustment. The motion was seconded by **Rick Dutson** and passed unanimously.

MINUTE MOTION APPROVING SUMMARY ACTION LIST. (Agenda Item #11)

- **Ratification of approvals of Construction Bond Agreements.**
- **Approval of Lot Line Adjustment Agreement between CenterCal Properties/City Public Works/Parks & Recreation Property.**
- **Authorization to pre-purchase small picnic bowery and tables for Farmington Ranches Neighborhood Park.**
- **Authorize change order for restrooms at Woodland Park with acceptance of risk for ground settlement.**
- **Authorization to file final application for federal funds for Water Shed Protection Program (flood control improvements)/Authorization for use of City matching funds.**
- **Approval of UDOT/CenterCal Agreements pertaining to the restriping of Park Lane.**
- **Resolution Amending the uniform fee schedule pertaining to an increase in recreation user fees for youth sports.**
- **Assign Mayor Harbertson/City Council Member to work with Public Works Department to select street Christmas Decorations.**
- **Authorize budgeting for storm water lines through Farmington Ranches park from storm water impact fees.**
- **Authorization to solicit alternative bids (Masonry or Steel) for Public Works storage building and adjacent salt shed roof.**

Mayor Harbertson reviewed each of the Summary Action List items.

Regarding the purchase of equipment for the Farmington Ranches Park, **The Mayor** said this proposal saves between \$3,500 to \$5,000. The City is still working with the park committee to determine what is important to the residents. Another meeting is scheduled for September 11th,

and final design approval rests with the City Council.

The Mayor said the change order for restrooms at Woodland Park is to eliminate the risk of the foundation settling. He said other options which were reviewed would be more expensive. This proposal is being recommended by the Public Works Director and City engineers.

It was explained that the final application for federal funds for the Water Shed Protection Program would be a grant for \$470,000, and the City would contribute \$136,000 for a retaining wall. **Max Forbush** said there are potential problems in the Shepard Heights Subdivision. The City's contribution would come from a combination of the general fund, franchise tax, the Council contingency fund, and the storm water utility fund. **Mr. Forbush** stated that there is a time constraint on this issue.

Pertaining to the UDOT/CenterCal Agreements, **The Mayor** explained that the City would receive half the money in advance from CenterCal, and the other half will be received immediately upon completion of the project.

Mayor Harbertson said that \$20,000 has been allocated for the selection of Christmas decorations by the Public Work Department. **Rick Dutson** volunteered to help with this assignment.

The Mayor said that approximately \$15,000 to \$25,000 is budgeted for storm water lines through the Farmington Ranches park.

Mayor Harbertson said that Dave Dixon has done some redesigning of the block work for the Public Works storage building project. Bids have been solicited.

Motion

A motion to approve the Summary Action list was made by **Rick Dutson**. **Sid Young** seconded the motion, which passed unanimously.

PUBLIC HEARING: CONSIDERATION OF ORDINANCE REZONING FARMINGTON BAY SUBDIVISION LOCATED AT APPROXIMATELY 1200 SOUTH 200 EAST FROM R-2 TO R. (Agenda Item #6)

Mayor Harbertson introduced this Agenda item. **Dave Petersen** said this matter was discussed in study session. He showed an overhead map of the area and said the subdivision was platted in 1978, which was prior to the availability of the R zoning. The subdivision has had private restrictive covenants. He said the Planning Commission reviewed this rezone request and recommended approval and entered findings.

Public Hearing Opened

Mayor Harbertson opened the public hearing at 7:31 p.m.

Duane Jacobs, 1162 south 120 East, said this is an older subdivision where many of the people have been long time residents. He said the area is acquiring more widows and widowers who need the ability to have someone live in separate living quarters so they can have dignity. These people feel vulnerable. He sees the proposal as discriminatory in its purpose, and asked the Council not to pass it.

David Supinger said he owns four parcels and wants to protect his investment. He has one parcel at top of the hill, which he pointed out on the overhead map. He said it was the only undeveloped parcel in the subdivision, and that there are other duplexes in that area. It would change the value of his and other properties in that area if higher density is allowed. He is interested in maintaining his rights on this parcel. He asks that the Council not rezone the area.

Kyle McMullin, 1204 South 120 East, said when this subdivision was developed, R-2 was the most restrictive zone available. He said Mr. Supinger purchased the house on the corner of 1235 South 200 East, and later it was evident he planned to build another home. **Mr. McMullin** said he researched and found a twenty year sunset rule in the CC&R's. He said parking is also a major problem around Mr. Jacob's property. Additionally, the current uses are inconsistent with city ordinances in that Mr. Jacob's has a boarding house, for which there is no provision in Farmington. Duplexes in the area are further south, and not close to this particular subdivision. Rentals are not wanted in this subdivision. **Mr. McMullin** did not want to leave Supinger's parcel out of the rezone. He said the rental units have no kitchen. He added that the tenants are good people, but inappropriate things are occurring. Most everyone in the subdivision supports the rezone with two exceptions. He asks that the subdivision be rezoned R.

Public Hearing Closed

Mayor Harbertson closed the hearing at 7:43 p.m.

The Mayor said that R-2 was the most restrictive zone in the ordinances at the time the subdivision was built. The intent was to make it a single-family dwelling area, which is the issue now. Quality of life was an issue in one of the Planning Commission's findings. The surrounding areas are zoned R as well.

David Hale asked if building permits had been applied for in this subdivision. **David Petersen** said they had not, as of the date of the last Planning Commission meeting. If there are two-family dwellings, they are probably illegal.

Rick Dutson commented that this area was obviously meant for single family homes, that the zone text has evolved over the years, and that he supports the rezone.

Paula Alder pointed out that family members or friends sharing a home is still acceptable, and that the restrictions apply only to rental situations.

Motion

Rick Dutson moved to adopt the Ordinance to rezone the Farmington Bay Subdivision from R- 2 to R, subject to the following conditions:

1. Such a change assures the preservation of a development consistent with intended uses, original architecture, parking availabilities, and neighboring areas.
2. This change would codify the requirement of the CC&R's, limiting the chance that a purchaser would "check" with the City, not read the CC&R's and not be informed of the single family restriction.
3. This will place the City's zoning in conformance with the majority of current use.
4. Such a change will not be materially detrimental to the public welfare nor the property of other persons located in the vicinity thereof because:
 - a. The properties immediately North, West and South are currently zoned R.
 - b. The owners accepted title subject to the single family restrictions.
 - c. The large majority of the residences in the subdivision desire the properties be used in compliance with the CC&R's.
5. Such changes will be advantageous because:
 - a. It will codify the previous agreements of the declarant and the owners.
 - b. It will limit the traffic and parking to the single family standard and expectations.
 - c. The properties typically do not provide adequate off street parking for multiple family vehicle parking.

6. The R-2 zoning was the most restrictive zoning available in Farmington City at the time the property was rezoned from agricultural to residential.
7. The subdivision is more compatible with the R zone designation because 17 of the 30 lots in the subdivision are less than 10,000 s.f. in size. The minimum lot size for new subdivisions in the R zone receiving a waiver from conservation requirements is 8,000 s.f. The minimum lot size in the R-2 subdivision is 10,000, which is often able to accommodate two family dwellings - including parking needs. The smaller lot size in the R zone is not.
8. The City recently prohibited two family dwellings but approved “secondary dwellings” as a use in the LR zone, and at the same time expressly prohibited “secondary dwellings” in the R zone reaffirming the district as an exclusive single-family zone.
9. The zone change is compatible with the General Plan, which states as a goal to “maintain Farmington as a peaceful, family-oriented, pastoral community through enforcing strict Zoning Ordinances and covenants, architectural standards, and density restrictions.”.

Sid Young seconded the motion, which was unanimously approved.

**PUBLIC HEARING: CONSIDERATION OF SCHEMATIC PLAN APPROVAL FOR
LDS CHURCH SUBDIVISION AT APPROXIMATELY 1000 NORTH MAIN STREET
IN LR & A ZONES. (Agenda Item #7)**

Mayor Harbertson said this item was discussed during the work session. **Glenn Symes** said this approval was only for the Schematic Plan, and he pointed out on an overhead map of the area the roadway parcel being considered for dedication.

Public Hearing

Mayor Harbertson opened the public hearing at 7:56 p.m. No one spoke, and the hearing was closed.

The Mayor asked when the church would be built, and the applicant replied that it will probably within two years.

Motion

Sid Young moved to approve the Schematic Plan for an LDS Church Subdivision at approximately 1000 North Main Street, subject to the following conditions:

1. The applicant will continue to work with staff to create a major subdivision preliminary plat;
2. The proposal meets all applicable requirements of the subdivision ordinance;
3. The applicant will continue to work with the reviewing agencies to properly address all comments and requirements; and
4. The applicant provides evidence that no wetlands exist within the boundaries of the proposed subdivision or ensures all wetlands are mitigated as approved by the US Army Corps of Engineers.

Paula Alder seconded the motion, which was approved unanimously.

PUBLIC HEARING: CONSIDERATION OF REQUEST TO MODIFY PUD MASTER PLAN AND FINAL PLAT FOR PHASE 2 RESIDENTIAL OF THE VILLAGE AT OLD FARM. (Agenda Item #8)

Mayor Harbertson introduced this Agenda item, and invited developer **Jono Gardner** and architect **Dave Dixon** to address the Council.

Dave Dixon stated that he was surprised by the Planning Commission's concerns at last week's meeting. He said the twin homes were eliminated in the new plan and more single family homes were added. Market conditions have changed since the project started. There are some modifications in the plan, but they have roughly the same footprint. With regard to the Commission's concern about garage extensions, **Mr. Dixon** said the extensions allow for more living space, which is more marketable. The front doors are more recessed, which allows for additional landscaping. He said it would be more sensible and attractive to upgrade the garage doors, rather than to disallow extended garages. **Mr. Dixon** said some Commissioners were surprised by the building envelope, but that all homes will fit within any of the envelopes.

Jono Gardner reported that he had finally received the approval letter from UDOT regarding the slip ramp.

Public Hearing Opened

Mayor Harbertson opened the meeting to a public hearing at 8:00 p.m.

Drew Neil, 1454 North, 900 West, said the development seems denser than the previous plan. He said that economic times are temporary, but this development is permanent and will affect neighbors.

Carlie Neil, 1454 North 900 West, said this has been a sore subject. She requested that residents receive more clarity on how big the changes will be.

Matt Poulson, 1732 North Main, doesn't understand all the changes, and asked **Jono Gardner** and **Dave Dixon** to explain them more fully. He agrees with Drew Neil about density concerns.

Janice Hoyl, 817 Dandelion Circle, said that the last time she came to the meeting, the plan looked very different. She was told the street was supposed to be a walking path, not a through street. In this area there are many small children, so there is a safety issue. Drivers don't stop at the stop signs on Foxglove, and more density causes increased safety concerns.

Public Hearing Closed

Mayor Harbertson closed the public hearing at 8:05 p.m.

The Mayor listed the density numbers in the old plan and the new ones as listed on the staff report, and said there is no increase in total density. He said the City Council and Planning Commission liked that the density is far less than what the NMU zone permits, and that the two-family dwellings were removed.

David Hale commented that the increase to three-family dwellings creates a good buffer to the commercial area.

Mayor Harbertson said that it is difficult to always get information in advance. Residents are welcome to come into the City offices and examine the packet material on an agenda item prior to an agenda item. He explained that when this issue was originally considered, it was tabled due to citizen concerns about the NMU zone. The plan has since been through staff and legal review, which came up with a dozen issues, most of which involved interpretation and were resolved. The responses to these issues will be sent to residents. **The Mayor** asked the applicants why there were not any elevations showing a recessed garage.

Dave Dixon responded that they can provide this option to buyers, but this reduces living space, which is not as marketable. He pointed out that some garages are flush with the front door, and said that carriage style garage doors can make the front more attractive.

Mayor Harbertson said there were concerns about the blandness of the back elevations on the new plan because these will be visible from Main Street.

Rick Dutson agreed with **The Mayor**, and said he was disappointed with this plan compared to the original. He understands the market conditions, but this development is

permanent. He suggested bumpouts in the back of the buildings, and said this issue could be compromised.

David Hale said it was important to move forward, and he complimented the developer. He said the elevation showing the greatest garage extension should be eliminated. He suggested that they determine a pattern so that the homes are not all the same and have variety. He said that in a PUD, enhancements can be requested.

Paula Alder agreed about the blandness and similarity of the back view of the homes.

Sid Young added that it can't be assumed that because these homes are lower in elevation they won't be visible from the street. He liked the varying styles of windows in the first proposals. He realizes that this is probably more costly, but it creates added variety.

Mayor Harbertson said his concern is that this decision will be closely scrutinized. The developers promised a top notch product. He is worried that if the residential area is cheapened, the commercial area may be as well.

Jono Gardner responded that they have not cheapened the development, and they are opening a larger market. They receive many calls about their Main Street model. Most builders build a home with all the upgrades, and have a much diminished base style. This development is not diminishing its style or quality. In today's market, buyers cannot get financing for \$500,000 homes, but it's easier to finance \$300,000 homes. If they had the more expensive homes, they would have a failing project.

David Hale complimented the developer, and explained that **Mr. Gardner** installed a 36 inch irrigation line that didn't need replacement and was done anyway. He wondered if there could be compromises for approval.

Jono Gardner said they offer different floor plans to buyers, but he is not the author of what will get built. He is leery of designating what is built on each lot. They have designed every home so it can be built on every envelope. Council members discussed this issue.

Mayor Harbertson said that since this is a PUD, the City Council can apply standards.

David Hale pointed out that the Main Street location is significant. **Dave Dixon** said some changes can be made.

Max Forbush suggested having a certain percentage of homes being required to have a set back garage. **Jono Gardner** said this restricts the buyer. A discussion ensued between the Council and the developers on garage alternatives.

Mayor Harbertson said the NMU zone is a hot issue, and the City wants garage setback options available.

Motion

David Hale to approve the modified PUD Master Plan and Final Plan for Phase 2 Residential of the Village at Old Farm with the following stipulations:

1. The rear of the homes backing on to Main Street have an enhanced architectural aesthetic;
2. The developer work with the Planning Department to ensure that the elements of the ordinance regarding “encouragement” of garage door setbacks be encouraged, so the aesthetics of the neighborhood fulfill what the elements of what the NMU was written for.

Rick Dutson seconded the motion.

There was further discussion of the Council and the developers concerning the garages. The Council then voted unanimously in favor of the motion.

Council members and **Jono Gardner**, and **Dave Dixon** had an extended discussion regarding steps that can be taken to improve the appearance of the units.

Resident **Drew Niel** complained about the procedure of public hearings.

BUDGETARY ISSUES/REQUESTS PERTAINING TO THE QUALITY ASSURANCE FUNCTION OF CRS ENGINEERS AS THEY RELATE TO THE FEDERAL AID PROJECT “ROAD TO COMMUTER RAIL STATION.” (Agenda Item #12)

Mayor Harbertson stated that **Max Forbush** briefed the Council on this matter in the work session. He said the City is not willing to allow developers to use CRS Engineering and have the City pay for the engineering costs. Staff is recommending that \$20,000 be approved to cover the expected costs, another \$10,000 for additional expenses, and that any excess is CenterCal’s responsibility.

Matt Hirst of CRS Engineering said that CenterCal is working on the aesthetics of Station Park. He said this is a challenging, highly technical project. The contractor is not a road builder, but rather a structure builder. **Mr. Hirst** anticipated this project would be done by April or May. He said they were recently informed that pavement is wanted within a month, but meeting this deadline is unlikely.

Mr. Hirst said that what to do with 650 West is a significant issue, and the road to the station will play a major role in this decision. Asphalt needs to be laid very soon in advance of winter weather. The project needs to be done properly.

Mayor Harbertson reported that Park Lane striping will not occur until next spring. **Mr. Hirst** commented that he is surprised by the number of cars parked at the station. He also said that any excess funds will be returned to the City when the project is completed.

Motion

David Hale moved to authorize an extension of the City's contract with CRS Engineers by \$20,000 as reflected on the August 29, 2008, letter to the City from Bill Gooch of CRS. The motion was seconded by **Rick Dutson** and passed by a unanimous vote.

SUGGESTIONS FOR CHANGE TEMPORARILY IN PARK RULES ALLOWING DOGS TO BE OFF LEASHES - RICH DEIANNI. (Agenda Item #13)

Mayor Harbertson said the City received a request to change the park rules regarding dogs off leash. He invited the applicant to address the Council.

Rich DeIanni, 1269 Alice Lane, said that he uses Heritage Park as an area to take his dog for socializing. He would like a rule change to allow dogs the opportunity to go off leash for a certain number of hours per day, possibly before sunset.

Mayor Harbertson said he is concerned about changing the rule for Heritage Park because it would then have to be done throughout the City. Heritage is a large, heavily used park, and loose dogs could create problems. He suggested that **Mr. DeIanni** take his dog to Farmington Pond Park since this is strictly a detention area.

Paula Alder said using a park without a playground is a better choice for allowing off-leash dogs.

Rick Dutson was concerned about legal liability. He said City staff is already taxed, and this would add to their burden. He said allowing this proposal would also necessitate a public hearing.

Sid Young worried about dog owners who do not comply with rules or clean up after their dogs.

The Mayor encouraged **Mr. DeIanni** to do research and be the brainpower behind solving this problem. **Mr. DeIanni** agreed and said he would also consult with other dog owners.

Max Forbush said that the road to Farmington Pond Park is kept plowed in the winter.

The Council briefly discussed plans for the trip to Denver. **Margy Lomax** distributed trip information.

MAYOR HARBERTSON'S REPORT (Agenda Item #14)

The Mayor had no report.

CITY COUNCIL REPORTS (Agenda Item #15)

There were no reports.

MISCELLANEOUS Agenda Item #16)

- **Miscellaneous Items**
- **Minute motion adjourning to closed session, if necessary, for reasons permitted by law**

No miscellaneous items were discussed.

ITEMS OF GENERAL CORRESPONDENCE (Agenda Item #17)

No items were discussed.

DOUBLE SPACE

ADJOURNMENT

Rick Dutson moved to adjourn and **David Hale** seconded the motion. The meeting adjourned at 9:13 p.m.

Margy Lomax, City Recorder
Farmington City